

# DURDEN & HUNT

INTERNATIONAL



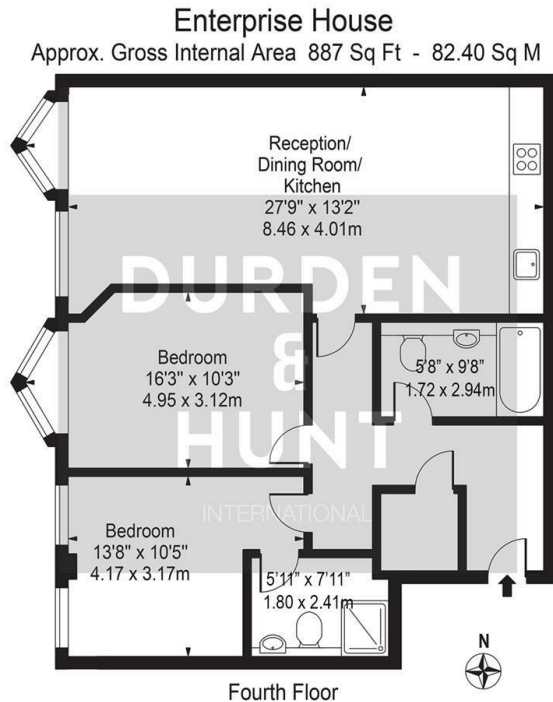
## 149-151 High Road, Romford RM6

Offers In Excess Of £325,000

- Open Plan Kitchen, Living And Dining Room
- Gated Allocated Parking Space
- Direct Access To Liverpool Street
- Spacious Family Bathroom And En Suite
- Concierge, Phone Entry System And CCTV Security Throughout Block
- EWS1 Certification Granted
- Communal Roof Terrace
- Far Reaching City Views

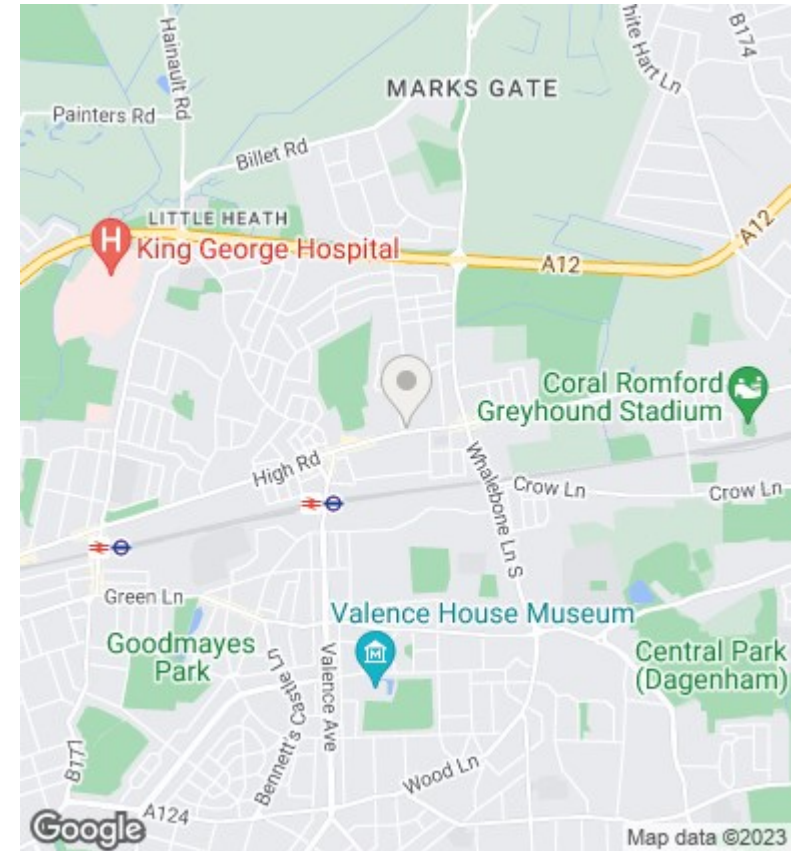
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<https://www.durdenandhunt.co.uk>



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B | 82                      | 82        |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | EU Directive 2002/91/EC |           |